



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-002727-26-SA

In the matter of: Upper level, 11721 TENTH LINE
STOUFFVILLE ON L4A4V9

Between: GEORGE MATHEW

Landlord

And

Nicole Williams
Daisy Williams

Tenants

GEORGE MATHEW (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Williams and Daisy Williams (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on June 24, 2023 with respect to application LTB-L-008401-24.

The Landlord's application was resolved by order LTB-L-002727-26, issued on January 19, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-002727-26.

This motion was heard by videoconference on February 19, 2026. The Landlord's representative Parastoo Naderi, and the Tenant Nicole Williams, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$20,736.00 in arrears and costs to the end of July 2024. Based on the conditions of the order that balance that would have been due as of the date of this hearing would be \$1,736. The amount the Tenants continue to owe is \$3,711.00.
2. After considering all of the circumstances, including the fact the Tenants have paid more than \$17,000.00 of the arrears, I find that it would not be unfair to set aside order LTB-L-002727-26.
3. I find it fair to provide a continued payment plan with the same conditions imposed by the previous order. Rent is due on the 15th of each month.

It is ordered that:

1. The motion to set aside Order LTB-L-002727-26, issued on January 19, 2026, is granted.

2. Order LTB-L-002727-26, issued on January 19, 2026, is set aside and cannot be enforced.
3. Order LTB-L-008401-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$3,711.00 plus rent as it becomes due as follows:
 - The Tenants shall pay to the Landlord rent plus \$1,000.00 on or before March 15, 2026.
 - The Tenants shall pay to the Landlord rent plus \$1,000.00 on or before April 15, 2026.
 - The Tenants shall pay to the Landlord rent plus \$1,000.00 on or before May 15, 2026.
 - The Tenants shall pay to the Landlord rent plus \$711.00 on or before June 15, 2026.
5. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

February 26, 2026

Date Issued

Greg Joy

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

